

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/(954) 797-1101

PREPARED BY: David M. Abramson, Deputy Planning and Zoning Manager

SUBJECT: Site Plan Application: SP 3-3-07/07-63/The Plaza –
McDonald's/11200 State Road 84/Generally located at the southwest corner of State Road 84 and Hiatus Road

AFFECTED DISTRICT: District 3

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: SP 3-3-07, The Plaza - McDonald's, 11200 State Road 84

REPORT IN BRIEF: The petitioner (Corporate Property Services, Inc.) requests site plan approval for a new free-standing fast food restaurant (McDonald's). The subject site is approximately 1.67 acres (72,810 sq. ft.) in size and is located at the southwest corner of State Road 84 and Hiatus Road. The Town Council previously approved a McDonald's restaurant on the same subject site on August 21, 2002, however this application expired and the project was never implemented. The architecture of the proposed one-story, 3,528 sq. ft. building reflects a modern design including clean horizontal/vertical lines and elements. The McDonald's corporation is attempting update their typical architectural design by the introduction of new building elements including metal awning structures, stone veneer finishes, light fixtures, roof cap elements, aluminum trellis, and parapets to hide rooftop mechanical equipment. Vehicular access to the subject site is through "The Plaza" shopping center with two (2) openings along the southern and western boundary lines. The first opening is located along the main entrance drive to the shopping center, while the second opening connects to an existing parking lot. The proposed fast food restaurant can be considered compatible with both existing and allowable commercial uses and properties along State Road 84.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the March 11, 2008 Site Plan Committee meeting, Vice-Chair Engel made a motion, seconded by Mr. Venis, to approve subject to the staff's notes; that

a pedestrian gate be installed by the dumpster; that an accent element of stone and curved metal which is similar to the entrance of the non-drive-thru elevation is to be added between the two service windows of the drive-thru elevation; and to upgrade the landscaping and the signage of the Town's "Welcome to Davie" sign. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – yes; Mr. Breslau – absent; Ms. Lee – absent; Mr. Venis – yes. (**Motion carried 3-0**)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

Attachment(s): Planning Report, Site Plan

Exhibit “A”**Application:** SP 3-3-07/07-63/The Plaza – McDonald’s**Original Report Date:** 2/29/08**Revision(s):** 3/14/08**Phone:** (561) 394-4224**Petitioner:****Name:** Craig McDonald

Corporate Property Services, Inc.

Address: 1239 East Newport Center Drive, Suite 113**City:** Deerfield Beach, Florida**Phone:** (954) 426-5144

Background Information**Application Request:** The petitioner requests site plan approval for a new free-standing fast food restaurant**Address:** 11200 State Road 84**Location:** Generally located at the southwest corner of State Road 84 and Hiatus Road**Future Land****Use Plan Map:** Commercial**Existing Zoning(s):** B-2, Community Business District**Existing Use(s):** Vacant (parking lot)**Parcel Size:** 1.67 acres (72,810 sq. ft.)**Proposed Use(s):** McDonald’s Restaurant consisting of 3,528 sq. ft.**Proposed Density:** n/a

		<u>Surrounding Land</u>		
		<u>Surrounding Use(s):</u>	<u>Use</u>	<u>Plan Map</u>
			<u>Designation(s):</u>	
North:	State Road 84		Transportation	
South:	Walgreen’s		Commercial	
East:	Cameron Palms Apartments		Special Classification	
			Residential (8.5	
			DU/AC)	
West:	Parking		Commercial	

	<u>Surrounding Zoning(s):</u>
North:	T, Transportation District
South:	B-2, Community Business District
East:	RM-10, Medium Density Dwelling District
West:	B-2, Community Business District

Zoning History

Related zoning history:

Previous requests on same property:

Plat Application (P 1-3-84, The Plaza), at the February 15, 1984 Town Council meeting, this application was approved.

Delegation request (DG 1-1-01, The Plaza), at the January 17, 2001 Town Council meeting, this delegation request was approved to allow fast food use and increase the maximum amount of square footage on the site.

Site Plan Application (SP 4-8-02, McDonald's), at the August 21, 2002 Town Council meeting, this application was approved, but was never implemented.

Delegation request (DG 4-1-05, The Plaza), at the March 1, 2006 Town Council meeting, this request was approved to amend the restrictive note on the plat - From: Parcel A is restricted to 153,122 square feet of commercial use; Parcel B is restricted to 8,750 square feet of commercial; To: Parcel A is restricted to 183,000 square feet of commercial, Parcel B is restricted to 8,750 square feet of commercial.

Site Plan Application (SP 4-10-05, Hollywood Videos – Wendy's), at the March 1, 2006 Town Council meeting, this application was approved, but was never implemented.

Developer's Agreement (DA 2-1-07, The Plaza), at the April 18, 2007 Town Council meeting this request was approved, which entered the Town and Broward County into an agreement for the installation of improvements to satisfy traffic concurrency.

Delegation request (DG 10-1-07, The Plaza), at the February 6, 2008 Town Council meeting, this delegation request was approved to amend the restrictive note on the plat - From: Parcel A-153,122 square feet of Commercial; Parcel B is restricted to 8,750 square feet of Commercial To: Parcel A-153,122 square feet of Commercial; Parcel B is restricted to 20,750 square feet (2,200 existing and 18,550 Proposed) of Commercial. Freestanding and/or drive-thru bank facilities are not permitted on Parcel B without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Concurrent Request(s) on same property: n/a

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (J)(5)), the B-2, Community Business District is intended to implement the commercial designation of the Town of Davie Comprehensive Plan by providing for a business area to service the shopping and limited service needs of several neighborhoods or the local community. Retail stores are intended to include convenience, fashion and durable goods.

Land Development Code (Section 12-83), Conventional Nonresidential Development Standards for B-2, Community Business District, minimum lot area 52,500 sq. ft., minimum lot frontage 200', maximum height is 35', maximum building ratio is 40%, and minimum open space requirement is 30%.

Land Development Code (Section 12-208(A)), requirements for off-street parking, for fast food use parking space ratio is 1:50, based upon the customer service area.

Land Development Code (Section 12-205 (5)), requires all parking and loading areas shall be constructed with a six-inch raised curb or bumper blocks along sidewalks, safety island, driveways, sight distance triangles and other places as needed.

Land Development Code (Section 12-107), site landscaping requirements for commercial and industrial districts over twenty thousand square feet.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 4. This Planning Area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village of Harmony Lakes development.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

1. *Site:* The subject site is 1.67 acres (72,810 sq. ft.) in size and is located at the southwest corner of State Road 84 and Hiatus Road. Adjacent future land use plan map designations consist of Commercial to the south/west; Special Classification Residential 8.5 DU/Acre to the east; and Transportation to the north. Additionally, the subject site is adjacent to the zoning designations of T, Transportation District to the north; RM-10, Medium Dwelling District to the east; and B-2, Community Business District to the south and west.

The proposed site plan consists of a new fast food restaurant (3,528 sq. ft. in size). Public sidewalks exist outside the site's property lines, parallel to State Road 84 and Hiatus Road (Peaceful Ridge Trail). Pedestrian access to and from these sidewalks is provided through a proposed path located in the northeastern portion of the property. Lastly, the proposed site plan illustrates one (1) dumpster enclosure with 6' high concrete walls and CPTED (Crime Prevention Through Environmental Design) gates located in the southeastern portion of subject site.

2. *Architecture:* The architecture of the proposed one-story building reflects a modern design including clean horizontal/vertical lines and elements. The McDonald's corporation is attempting update their typical architectural design by the introduction of new building elements including metal awning structures, stone veneer finishes, light fixtures, roof cap elements, aluminum trellis, and parapets to hide rooftop mechanical equipment. Additionally, a stone veneer tower feature and altering parapet heights breakup the flat wall and roof design. The exterior of the building is painted with the following colors: Earthy Russet (Bands) and Aztec Brick (Fields).
3. *Access and Parking:* Vehicular access to the site is through "The Plaza" shopping center. The site consists of two (2) openings along the southern and western boundary lines. The first opening is located along the main entrance drive to the shopping center, while the second opening connects to an existing parking lot. After vehicular traffic enters the site, it may maneuver thru one-way parking aisles, counter clockwise, around the proposed restaurant which is centrally situated on the site. Additionally, a drive-thru lane starts at the southside of the restaurant wrapping around to the westside of the building where the restaurant's pickup windows are located.

Based on the proposed use (fast food restaurant), seventy-two (72) parking spaces are required. The petitioner is proposing fifty-nine (59) parking spaces within the boundary line (leased area) and a cross-parking agreement with the center for thirteen (13) parking spaces in order for the site to meet Land Development Code requirements. Presently, the shopping center is required to have 1,430 parking spaces and 1,384 are provided, a difference of forty-six (46) spaces.

4. *Lighting:* The petitioner's photometric plan illustrates thirty-two (32) foot concrete light poles, consistent with those existing in the center. The lighting design meets Land Development Code requirements with maximum foot-candles of 1 at the property lines.
5. *Signage:* Signage is not part of this site plan application. All signs shall meet code prior to the issuance of a building permit.

6. *Landscaping:* The petitioner's proposed landscape plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and B-2, Community Business District. The landscape plan consists of existing and proposed plant material including Sabal Palms, Live Oak, Bald Cypress, Yellow Poinciana, Mahogany, Alexander Palm, Crepe Myrtle, Verawood, and Ilex Cassine along rights-of-way adjacent to the subject site.
7. *Drainage:* Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing-off of site plans and the issuance of any site development permit.
8. *Trails:* The Peaceful Ridge Trail is located along Hiatus Road adjacent to the subject site. This recreational trail provides accommodate leisure activities to and from the subject site. Additionally, the recreational trail also allows pedestrians to access numerous Davie parks and other trails.
9. *Flexibility Rule:* The petitioner is not proposing to utilize the Flexibility Rule in accordance with this site plan application.
10. *Waiver Request(s):* The petitioner is not requesting any waivers in accordance with this site plan application.
11. *Local Concurrency:* As required in the Land Development Code, Section 12-323, Adopted Level of Services, building permits shall not be obtained unless there is sufficient available capacity to sustain the level of service for Potable Water, Sanitary Sewer, Transportation, Drainage System, Solid Waste, Recreation, schools, Police, and Fire.
12. *Compatibility:* The proposed free-standing fast food restaurant can be considered compatible with both existing and allowable commercial uses and properties along State Road 84.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

1. As per § 12-372 (E)(18), delineate all required landscape buffers around the perimeter of the site. Note: if required landscape buffers are overlapping existing utility easements, provide approval letters from those easement holders to allow landscaping to be placed in their easements.
2. As per § 12-242(A) (4), no freestanding sign shall be located closer than a distance equal to the height of the sign to the property line.
3. Based on the required parking calculations, provide the total required/surplus parking calculations for the overall shopping center on sheet C1, and provide the

existing parking agreement as noted in your DRC responses dated November 14, 2007.

4. The actual signage (text, logo, etc.) is not part of this application and shall be removed for the site plan package.

Engineering Division:

1. Provide detailed water management calculations for site. Show total storage capacities for proposed exfiltration trenching.
2. Approval from Central Broward Water Control District (CBWCD) is required prior to site plan approval by the Engineering Division.

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. The petitioner conducted meetings with the public at the Town of Davie Police Station on April 17, 2007 and May 2, 2007. Attached is the petitioner's Citizen Participation Report.

The petitioner's site design meets the intent of the B-2, Community Business District. The proposed site plan is consistent with the Land Development Code as it relates to access, location, size, and use.

Staff finds that the site plan complies with the general purpose of the proposed B-2, Community Business District. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and parking requirements. The proposed site plan can be considered compatible with both existing and allowable commercial uses and properties along State Road 84.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

File Location: P&Z\Development Applications\Applications\SP_Site Plan\SP_07\SP 3-3-07 McDonald's

Exhibit 1 (1,000' Mail-out Radius Map)

Exhibit 2 (1,000' Mail-out)

ALCANTAR,MARIA C 1/2 INT
971 SW 111 WAY
DAVIE FL 33324-4130

ALFARO,JOSE & JEANNE
11051 SW 9TH PL
DAVIE FL 33324-4111

ALLIANCE RT LIMITED
433 E LAS COLINAS BLVD STE
980
IRVING TX 75039

BEATTY,GARY & PAULA
1111 SW 111TH TER
DAVIE FL 33324-4128

BENHAM,JACK & DOROTHY
931 SW 111 WAY
DAVIE FL 33324-4130

BENNETT,LISA LUSTEG 1/2 INT
1100 SW 111 WAY
DAVIE FL 33324

BERRYMAN,MARC 1/2 INT
11171 SW 10 PL
DAVIE FL 33324-4115

BILELLO,JACK & ASSUNTA
1051 SW 110TH TER
DAVIE FL 33324-4121

BRODY,JONATHAN & MIRIAM
11121 SW 10 PL UNIT 83
DAVIE FL 33324-4115

BROWN,ALTHEA
1121 SW 111 WAY
FORT LAUDERDALE FL 33324

BUTLER,ALICE U
1191 SW 110 LANE
DAVIE FL 33324

CADIEUX,MARCEA C
1040 SW 111TH TER
DAVIE FL 33324-4125

CANDELLA,STACEY
1070 SW 111TH TER
DAVIE FL 33324-4125

CANIZALES,CARLOS R
11161 SW 9 PL
DAVIE FL 33324-4114

CARDENAS,ADRIANA
11101 SW 9 PL
DAVIE FL 33324-4114

CEDRO,TED M LE REV TR
990 SW 111 WAY
DAVIE FL 33324-4129

CNTRL. BRO. WATER CONTROL
8020 STIRLING ROAD
HOLLYWOOD FL 33024

CHASE JOINT VENTURE
7300 N KENDALL DR
MIAMI FL 33156-7840

CHERMARK,THOMAS /A LIV TR
980 SW 111 WAY
DAVIE FL 33324-4129

CLARKE,DONALD T
11071 SW 9 PL
DAVIE FL 33324-4111

COOMBS,RICHARD & DEB
11080 SW 9 PL
DAVIE FL 33324-4109

CROSSLEY,RYAN & AMY L
1051 SW 111 WAY
DAVIE FL 33324-4132

DEEM,C & MARILYN
PO BOX 53
HOUSTON TX 77001

FEEST,CAROL
11040 SW 9 PL
DAVIE FL 33324

FELDMAN,ALAN
1110 SW 111 WAY
DAVIE FL 33324-4133

FIORAVANTI,MIKE & DONNA
8 ESTHER DR
HIGHLAND LAKES NJ 07422-1012

FIUMEREDDO,ROBERT
1011 SW 111 WAY
DAVIE FL 33324-4132

FOLTZ,JOHN & PAT
1120 SW 111 WAY
DAVIE FL 33324

FRIEDMAN,KATHY
1071 SW 111 TER
DAVIE FL 33324-4126

GORDASH,ROB & DEB
11100 SW 9 PL
DAVIE FL 33324-4113

GREENBAUM,HOWARD & JILL
941 SW 111TH WAY
DAVIE FL 33324-4130

GRINOVERO,JOSE LUIS
1061 SW 111TH WAY UNIT 93
DAVIE FL 33324-4132

GROST,MARTINE R
1061 SW 111 TER
DAVIE FL 33324-4126

HAGUE,RAY & CARLA
1111 SW 111 WAY APT 96
DAVIE FL 33324-4134

HEGGIE,MICHAEL
11171 SW 9 PL
DAVIE FL 33324-4114

HILL,RITA G
1041 SW 110 TER
DAVIE FL 33324

HOLCOMB,DAWN
921 SW 111 WAY
DAVIE FL 33324-4130

HOLSCHAUER,HOWARD & SARA
11161 SW 10TH PL
DAVIE FL 33324-4115

HOLZER,EMILY JANE 1/2 INT
1010 SW 110 TER
DAVIE FL 33324-4120

HUAMAN,ANGELICA
981 SW 111 WAY
DAVIE FL 33324-4130

IANNELLO,ROSE
1121 SW 111TH TER
DAVIE FL 33324-4128

IENGO,MICHAEL P
991 SW 111 WAY
DAVIE FL 33324-4130

KARWAN,LEE M
11151 SW 10TH PL
DAVIE FL 33324-4115

KERR,COSETTA
1030 SW 110TH TER
DAVIE FL 33324-4120

KONOVER & ASSOCIATES S.
7000 W PALMETTO PARK RD STE
408
BOCA RATON FL 33433-3430

KUHN,GERALDINE R 1/2 INT
11070 SW 9 PL
DAVIE FL 33324-4109

LAWRENCE,GENE
1001 SW 111 WAY
DAVIE FL 33324-4132

LEACH,MICHAEL S & EVIDIA
11090 SW 9 PL
DAVIE FL 33324-4109

LEFTY S TAVERN & GRILLE
11300 STATE ROAD 84
DAVIE FL 33325

LEO HOLDINGS LLC
515 EAST PARK AVE#1940
TALLAHASSEE FL 32301

LEONLONGATO,MARIO & KARI
911 SW 111 WAY
DAVIE FL 33324-4130

LESINSKI,KERRY HART
1070 SW 111 WAY
DAVIE FL 33324-4131

LIDERT,MICHAEL T & ANA E
1061 SW 110TH TER
DAVIE FL 33324-4121

LUCENTE,BRIAN A
11151 SW 9 PL
DAVIE FL 33324-4114

LUZNEY,CATALINA
901 SW 111 WAY
DAVIE FL 33324-4130

MALTZ,RITA 1/2 INT
940 SW 111 WAY
DAVIE FL 33324-4129

MASSA,ANTHONY
119 FOX ROAD
DAVIE FL 33024-1341

MONTES,JOSE & MIRELLA
1060 SW 111TH WAY
DAVIE FL 33324-4131

MOSCA,LYNDA W
910 SW 111 WAY
DAVIE FL 33324-4129

MOYE,JAMES W & JOYCE T
11020 SW 9TH PL
DAVIE FL 33324-4109

MOYE,JOYCE T REV TR
11030 SW 9 PL
DAVIE FL 33324-4109

NEEL,TROY D
1011 SW 110 TER
DAVIE FL 33324-4121

NORTHROP,MURIEL M 1/2 INT
1071 SW 111 WAY
DAVIE FL 33324-4132

OGBANUFE,ANTHONIA
950 SW 111 WAY #58
DAVIE FL 33324-4129

ORLOWSKI,DOROTHY 1/2 INT
1001 SW 110 TER
DAVIE FL 33324-4121

PANELLA,LAWRENCE A &
LORRAINE
11191 SW 9 PL
DAVIE FL 33324-4114

PANKOW,PAWEL A 1/2 INT
11110 SW 9 PL
DAVIE FL 33324

PETRAITIS,TIMOTHY S
11060 SW 9 PL
DAVIE FL 33324-4109

PETREKANICS,EVA
11111 SW 9 PL
DAVIE FL 33324-4114

POUX,MARYSE
11041 SW 9 PL
DAVIE FL 33324

PRESTON,VALERIE L
5722 S FLAMINGO RD APT 203
DAVIE FL 33330-3206

RADU,LAURENTIU A
1040 SW 110 TER
DAVIE FL 33324-4120

REALTY INCOME TRUST
PO BOX 8960
RANCHO SANTA FE CA 92067-
8960

REVAZ,ALICIA
11141 SW 9 PL
DAVIE FL 33324-4114

RICHARDSON,PHILLIP & JILL D
11061 SW 9TH PL
DAVIE FL 33324-4111

ROSENFELD,DORIT
951 SW 111 WAY
DAVIE FL 33324-4130

ROSENOW,MELODY J
11141 SW 10TH PL
DAVIE FL 33324-4115

SALDARRIAGA,DORA E
961 SW 111 WAY
DAVIE FL 33324

SAMMONS,MARVA A
1000 SW 110 TER
DAVIE FL 33324-4120

SANCHEZ,HENRY &
11140 SW 9 PL
DAVIE FL 33324-4113

SATHER,ADELE
11130 SW 9TH PL
DAVIE FL 33324-4113

SCALES,SHARON
11021 SW 9TH PL
DAVIE FL 33324-4111

SCARBOROUGH HOMEOWNERS
ASSN
11050 SCARBOROUGH PL
DAVIE FL 33324-4101

SCHWARTZ,RICH & DIANE
1101 SW 111TH WAY
DAVIE FL 33324-4134

SILVERIO,MARK V 1/2 INT EA
11031 SW 9 PL
DAVIE FL 33324

SOSA,LUIS E &
11120 SW 9 PL UNIT 51
DAVIE FL 33324-4113

SUMMER,PAMELA 1/2 INT EA
11121 SW 9 PL
DAVIE FL 33324-4114

TWITTY,JAMES A
1131 SW 111TH WAY
DAVIE FL 33324-4134

VELASCO,HAYDII
1041 SW 111TH WAY UNIT 91
DAVIE FL 33324-4132

VETTER,JOSEPH & DEBORAH
11181 SW 9 PL UNIT 74
DAVIE FL 33324-4114

WALLACE,MICHAEL
1130 SW 111 WAY
DAVIE FL 33324-4133

WATSON,VIRGINIA LE
900 SW 111 WAY
DAVIE FL 33324-4129

WEINER,GLORIA V
960 SW 111TH WAY
DAVIE FL 33324-4129

WEINER,MARK & MICHELLE
11150 SW 9TH PL
DAVIE FL 33324-4113

WILKES,SCOTT & WENDY
11131 SW 9TH PL
DAVIE FL 33324-4114

WOOD,BERTHA J
11050 SW 9 PL
DAVIE FL 33324-4109

WOOLSEY,JONES & AGNES
11131 SW 10 PL
DAVIE FL 33324-4115

ZAMORA,LUIS
970 SW 111 WAY
DAVIE FL 33324-4129

Exhibit 3 (Public Participation Notice)

CORPORATE PROPERTY SERVICES, INC.
1239 E. NEWPORT CENTER DRIVE • SUITE 113 • DEERFIELD BEACH, FLORIDA 33442

April 5, 2007

Realty Income Trust
PO Box 8960
Rancho Santa Fe, CA 92067

**Re: Citizen Participation Plan Meeting for: McDonald's L/C #009-2077 located at I-595
& Hiatus Road
Project Number: SP-33-07**

To Whom It May Concern:

This letter is to invite you to a citizen participation meeting relating to a McDonald's restaurant for a parcel located south of I-595 and west of Hiatus Road at 11200 State Road 84, Davie, Florida. The petitioner, McDonald's USA, LLC is proposing to construct a 3,528 square foot fast food restaurant with a drive thru at the aforementioned location.

Under a Town of Davie ordinance, the petitioner is required to hold two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiation their review of the application. We have scheduled the following meetings.

First Citizen Participation Meeting:

Date: April 17, 2007 (Tuesday)
Time: 7 PM
Location: Town of Davie Police Station
1230 South Nob Hill Road
Davie, Florida

Second Citizen Participation Meeting:

Date: May 2, 2007 (Wednesday)
Time: 7 PM
Location: Town of Davie Police Station
1230 South Nob Hill Road
Davie, Florida

If you wish to submit written comments, please send them to:

**Corporate Property Services
1239 E. Newport Center Drive, Suite 113
Deerfield Beach, Florida 33442
(954) 426-5144**

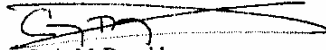
Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

(954) 426-5144 • FAX (954) 570-3391
REGULATORY LAND USE CONSULTANT
CERTIFIED GENERAL CONTRACTOR
CGC 044277

McDonald's USA, LLC is aware that there are many residents of the Rexmere Mobile Home Park who may have an interest in learning more about the proposed project. Per Ordinance 2004-31, McDonald's is notifying all property owners within 1,000 feet of the subject site. In order for you to relay this information to your tenants we are notifying you, the property owner directly. At this time, McDonald's would like to offer each resident at Rexmere the opportunity to communicate any concerns they may have by holding a special meeting for the Rexmere residents, in addition to the two public hearings that will take place on April 17th and May 2nd. Please be advised that if you wish to hold an additional meeting you must notify Corporate Property Services no later than April 23, 2007.

For any questions, concerns or additional information do not hesitate to contact me directly.

Sincerely,


Craig McDonald

Attachments: Location Map

Exhibit 4 (*Public Participation Sign-in Sheets*)

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING I.

(Date)

April 17, 2007

NAME	ADDRESS	PHONE
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No one from the public attended.

SIGN IN SHEET
PUBLIC PARTICIPATION MEETING II.

(Date)

May 2, 2007

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Lisa L. Bennett	Scarborough-Danë	954 830 6804
Justyna Niewiadomski	-11-	954 336 5247
Suzeron Amato	"	954 476 0309

Exhibit 5 (*Public Participation Summaries*)

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING I.

(The following information should be minutes of the first public hearing meet)

(All letters and/or phone calls received by the applicant from the public prior to the first Public Participation Meeting shall be attached to this section)

The first Citizen Participation Meeting regarding the proposed McDonald's restaurant for the parcel located south of I-595 and west of Hiatus Road at 11200 State Road 84 took place on April 17, 2007 at 7pm. This meeting was held at the Davie Police Station located at 1230 South Nob Hill Road. Notices were sent out on April 5, 2007 to residents within 1,000 feet of the subject property. No one from the public attended the meeting.

SUMMARY OF DISCUSSION
AT PUBLIC PARTICIPATION MEETING II.

(The following information should be minutes of the second public hearing meet)

(All letters and/or phone calls received by the applicant from the public prior to the second Public Participation Meeting shall be attached to this section)

The second Citizen Participation Meeting regarding the proposed McDonald's restaurant for the parcel located south of I-595 and west of Hiatus Road at 11200 State Road 84 took place on May 2, 2007 at 7pm. This meeting was held at the Davie Police Station located at 1230 South Nob Hill Road. Notices were sent out on April 5, 2007 to residents within 1,000 feet of the subject property. Three residents attended the meeting to voice their opinion. The residents who attended the meeting all live in the Scarborough Community. They are Lisa L. Bennett, Justyna Nieuradomski, and Sharon Amato. These three residents are not in favor of the proposed McDonald's restaurant. They are concerned with increased traffic, increased crime, and an overabundance of fast food restaurants in the area. They did however, like the architecture. The McDonald's representatives and consultant for McDonald's addressed the residents concerns; however, their concerns still remain. The meeting was ajourned at 8pm.

Corporate Property Services received a fax from Jack and Dorothy Benham, residents within 1,000 feet of the subject property on April 18, 2007. The fax that was sent stated that the proposed McDonald's project "is a good idea...and will bring more people into the adjacent shopping center". See attached.

Corporate Property Services received a certified letter from Alice U. Bulter, resident within 1,000 feet of the subject property on May 3, 2007. The letter that was sent stated that she was opposed to the proposed project. See attached.

Exhibit 6 (Public Participation Report)

CORPORATE PROPERTY SERVICES, INC.

1239 E. NEWPORT CENTER DRIVE • SUITE 113 • DEERFIELD BEACH, FLORIDA 33442

SUMMARY OF PUBLIC PARTICIPATION MEETINGS

Town of Davie
Development Service Department
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

Re: Citizen Participation plan for:
SP-33-07

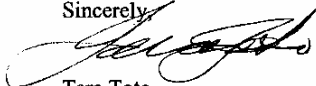
Dear Staff:

Please be advised that as required by the Town of Davie, Land Development Code, Chapter 12, Division 7, Corporate Property Services, Inc. on behalf of McDonald's USA, LLC advertised and notified all the property owners surrounding the subject property within 1,000 feet to invite them to, two (2) Public Participation Meetings, located at the Town of Davie Police Station at 1230 South Nob Hill Road on April 17, 2007 and May 2, 2007 at 7pm. The above meetings were held, and the following is a summary of what took place and what was discussed.

No one from the public attended the first public participation meeting. Following the first public participation meeting, Corporate Property Services, Inc. received a fax on April 18, 2007 from Jack and Dorothy Benham residing at 931 S.W. 111 Way supporting the proposed McDonald's project. Three residents from the Scarborough Community in the Town of Davie, Lisa L. Bennett, Justyna Nieuradomski, and Sharon Amato attended the second public participation meeting on May 2, 2007. Their main concerns were increased traffic, increased crime, and an overabundance of fast food restaurants in the area of the proposed subject property. Representatives from the McDonald's Corporation as well as Corporate Property Services, Inc. the consultant addressed the residents concerns; however, their concerns still remain. Following the second public participation meeting, Corporate Property Services received a certified letter on May 3, 2007 from Alice U. Bulter, residing at 1191 S.W. 110th Lane opposing the proposed McDonald project.

We, Corporate Property Services, Inc. hope that the above information fulfilled the requirements of Public Participation Ordinance concerning this (application) process.

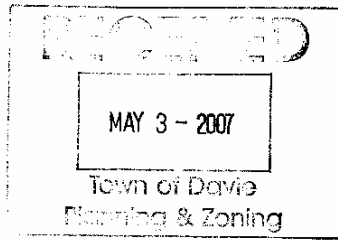
Sincerely,



Tara Toto
Project Coordinator

(954) 426-5144 • FAX (954) 570-3391
REGULATORY LAND USE CONSULTANT
CERTIFIED GENERAL CONTRACTOR
CGC 044277

Exhibit 7 (Public Correspondence)



April 24, 2007

Alice U. Butler
1191 S.W. 110th Lane
Davie, FL 33324
Phone: 954-562-2773

Corporate Property Services
1239 E. Newport Center Drive, Suite 113
Deerfield Beach, Florida 33442
(954) 426-5144

RE: Citizen Participation Plan Meeting for: McDonald's L/C #2077 located at I-595 & Hiatus Road Project Number: SP-33-07.

To Whom It May Concern:

I am the owner of three properties in the Town of Davie, as well as a concerned citizen living in the area, and was unable to attend the meeting held on April 17th, 2007. The purpose of this letter is to voice my comments regarding the proposed McDonalds restaurant to be located at I-595 and Hiatus Road.

I am deeply opposed to the idea of another McDonald's restaurant to be constructed in the Town of Davie, particularly at the proposed location. There are currently 5 McDonalds restaurants within a three-mile radius of the 33324 zip code. The locations are as follows:

1351 South University Drive
Plantation, Florida 33324

10013 West Sunset Strip
Sunrise, Florida 33322

13200 S.R. 84
Davie, Florida 33325

12555 West Sunrise Boulevard
Sunrise, Florida 33323

2260 North University Drive
Sunrise, Florida 33322

The intersection of S.R. 84 and Hiatus Road is a very busy and potentially hazardous intersection. The construction of a drive-thru McDonald's restaurant at the proposed location could greatly increase traffic congestion and would likely create a more hazardous driving condition in that vicinity.

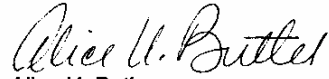
Page 2 - Alice U. Butler

In addition, there are already a number of restaurants in the shopping center at S.R. 84 and Hiatus. We have the 84 Diner, Lefty's Tavern, Ruby Tuesday's, and a sandwich shop, not to mention the deli inside Winn Dixie. The surrounding community has an ample number of diverse restaurants to choose from for family dining or takeout. The addition of a McDonalds could negatively impact the existing restaurants in the area. Aside from all the other reasons that we do not need a McDonald's in our area is that we would likely see an increase of litter scattered around our community.

I intend to continue living in the Town of Davie for a long time to come, and I am committed to giving every effort to preserve the ambiance of our neighborhood and community. Another McDonald's restaurant, the sixth within 3 miles is not what we need in the vicinity of I-595 and Hiatus Road.

I am glad to have the opportunity to speak out in the best interest of my community, and I hope that many other residents will do the same.

Sincerely,

A handwritten signature in cursive script that reads "Alice U. Butler".

Alice U. Butler

Cc: Mayor Tom Truex
Councilmember Susan Starkey
Davie Planning Department

Exhibit 7 (Future Land Use Map)

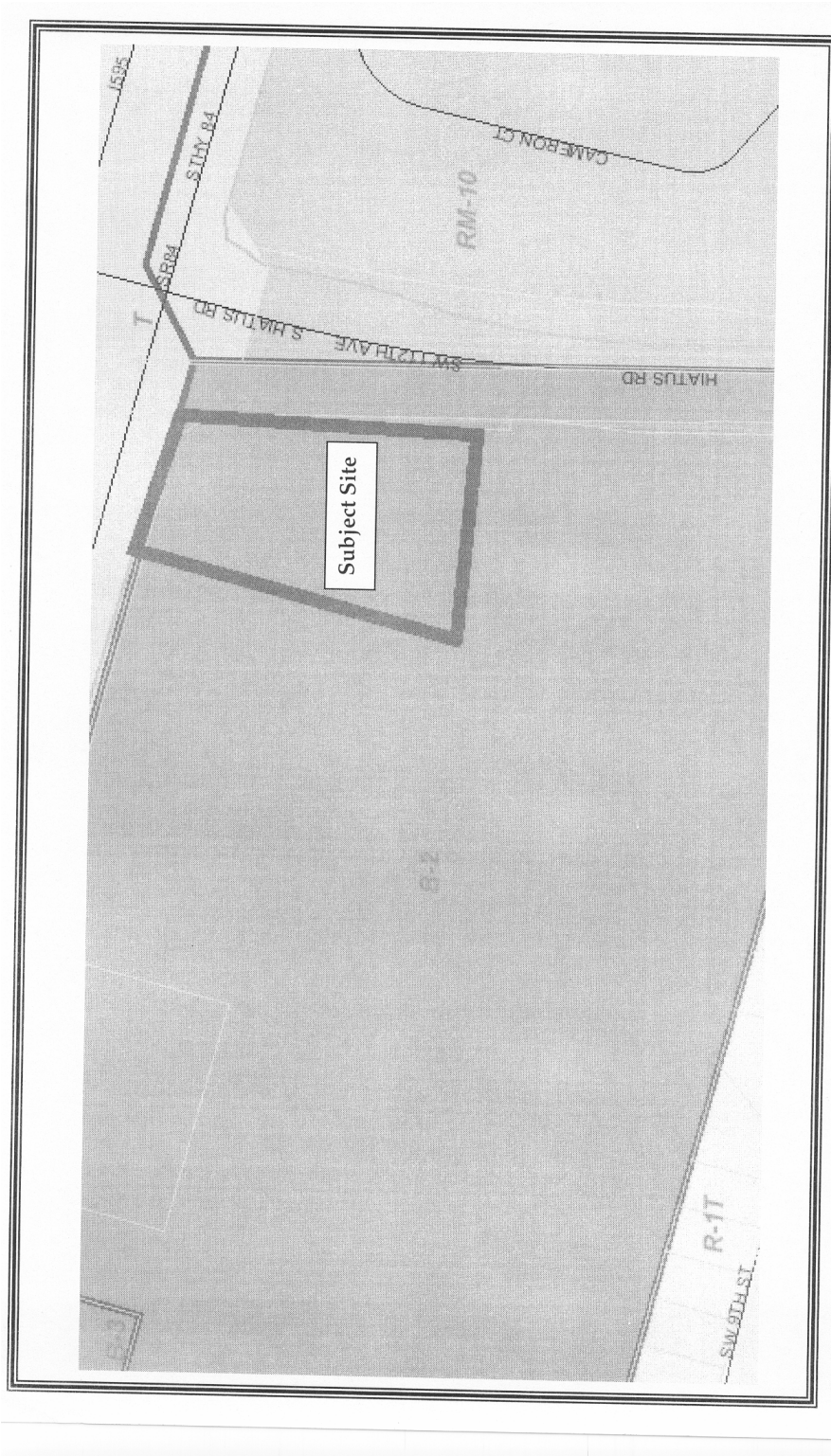


Exhibit 8 (Aerial, Zoning, and Subject Site Map)

